



Northshore Aquatics Needs Analysis and Location Study

*A study to evaluate site and facility recommendations to serve the
aquatics needs of the Northshore Community*

prepared for:
**The Northshore Parks and
Recreation Service Area**
June 2008

prepared by:
ORB Architects, Inc.
NW Public Affairs, LLC
**Cities of Bothell, Kenmore and
Woodinville**

Partners in serving recreation to the Northshore Community,

This cover transmits an aquatic study commissioned by the jurisdictions included in the Northshore Parks and Recreation Service area (NPRSA), and staffed by the Cities of Kenmore, Bothell, and Woodinville. The purpose of this study is to evaluate aquatics needs and to determine if grassroots support exists to carry a proposal for developing a new aquatics program forward and through to fruition. The study includes an evaluation of the current aquatic resources and demands, and projects future needs. It also describes the input of interested citizens who attended meetings about aquatic needs, and expresses their preference for any new facility to be centrally located in the Downtown Bothell area, near to the Pop Keeney Field.

Upon review of this study, the Cities and the Counties should determine if these results warrant further feasibility discussion, including identifying and securing an option for a specific site. Additional recommendations proposed in this study include establishing a timeline for an outreach and education program in 2009 in preparation for a November 2010 ballot measure to authorize center funding.

It is important to note that this study is the result of funding and collaboration authorized by the legislative bodies of the NPRSA. The partnerships demonstrate the commitment of these governments to persistently provide the highest level of services possible to citizens and to do so in a way that leverages tax resources to the greatest advantage possible.

Executive Summary

Given the growing population of the region and latest trends in aquatic facilities, the Northshore Parks and Recreation Service Area (NPRSA) has actively pursued the effort to study the need and demand for a regional aquatic facility. In November 2007, NPRSA retained ORB Architects, Inc., an architectural firm specializing in the designing of recreation centers and aquatic facilities, to assist the region in evaluating previously proposed aquatics facility designs and proposed site options.

A team was assembled comprised of representatives from the Cities of Kenmore, Woodinville and Bothell, King and Snohomish Counties, the Northshore School District and Northwest Center (current operators of St. Edwards and Northshore pools, respectively). The team was charged with building on the 2003 study to explore site preference and feasibility, update previously projected costs and evaluate public interest to develop a regional aquatics facility. NW Public Affairs, LLC joined the consulting team to direct the effort and evaluate community consensus for the project, while ORB coordinated site review and cost analysis.

The team's goal has been to move from a general concept outlined in a 2003 study to develop public and agency consensus for a preferred site and a specific facility concept with related construction costs and operations. This analysis includes identifying the best and most appropriate sites, program scope and costs to build and operate the facility.

Study recommendations include the following:

- Based on citizen interest and service demand, a multi-function regional aquatic center of approximately 55,000 square feet is warranted. Prior to a ballot measure, this recommendation will need further refinement as a specific site is selected.
- Interested citizens expressed a preference for a new center to be centrally located within the NPRSA service area. The most central and preferred area was within the City of Bothell Downtown Revitalization area near the existing Northshore Pool and complementing surrounding recreational uses, including the Pop Keeney Stadium.

Recommended next steps include:

- Identify and secure an option for a specific site near the current pool site.
- Build a core group of interested citizens to develop broader community awareness about the aquatics needs.
- Develop a proposal, such as a capital funds voted bond, to come from the NPRSA District.
- The planning for the ballot should target November of 2010, given the issues to be resolved and competing measures and projects,

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Chapter 1: Background

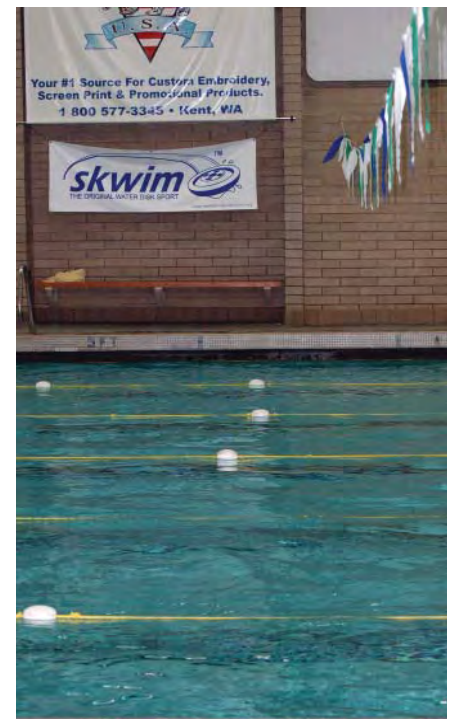
NPRSA is a special taxing district with boundaries approximately the same as the Northshore School District. Located in the Seattle-Everett metropolitan area north and east of Lake Washington and encompassing the Cities of Bothell, Kenmore and Woodinville, NPRSA was formed in 1988 when the voters within the Northshore School District voted to both form the NPRSA and authorize bonds for the Northshore Senior Center. The NPRSA is governed by a five-member Board comprised of representatives from each of the three cities located within the NPRSA boundaries (Bothell, Kenmore and Woodinville) and a County Council member representing the unincorporated areas from King and Snohomish Counties located within the NPRSA boundaries.

In 2003, the NPRSA was served by three aging and deteriorating public aquatics facilities. They were the St. Edwards State Park Pool in Kenmore, the Northshore Pool in Bothell and the Sorenson Pool in Woodinville. Since the 2003 report, the Sorenson Pool was converted for other uses.

Each pool was built as a basic “box” pool approximately 30 years ago. This type of facility requires a significant public subsidy to remain in operation. The Kenmore Pool is owned by the State of Washington, and is subsidized by Washington State Parks, the City of Kenmore, Bastyr University and Evergreen Hospital. The Northshore Pool in Bothell is subsidized by the Cities of Bothell and Woodinville. The State Parks Department provides the largest operational subsidy, but recently has adopted policies that indicate State Parks officials do not have responsibility for providing local recreation facilities.

The Northshore Pool was part of the Forward Thrust Bond passed in 1968. It will be paid off at the end of 2011 and ownership of the underlying real estate will revert back to Northshore School District. In 2001, King County stopped funding the Northshore Pool due to budget constraints. Both the St. Edwards and the Northshore Pools are currently operated by a non-profit agency, Northwest Center, under a year-to-year contract funded by the three cities and local non-profit institutions.

The 2003 aquatics study included focus group discussions as well as informal research (not statistically scientific) to gauge the general interest of an updated multi-purpose aquatics center that would





be designed to appeal, not only to the traditional aquatics users such as school swim teams, diving and water polo teams, etc., but also to a broader population including toddlers, children, students, adults, seniors, as well as disabled communities. The 2003 study concluded that there was general interest in developing a pool and recommended a new 55,000 square foot indoor aquatic facility.

Summary of current and previous aquatic options

Sorenson Pool - Woodinville (now closed)	
Status	Closed in 2002, retrofitted for non-aquatic uses
Description	Warm water pool, No diving
Annual Users	Zero
Size	Box, warm water pool
Owner	Northshore School District, City of Woodinville
Operated by	School District, YMCA contract
Annual Subsidy	\$40,000-\$50,000 (at time of closure)
St. Edwards Pool - Kenmore	
Status	Operating year-to-year, future funding in question
Description	Basic box pool
Annual Users	Approx. 60,000
Size	25 Yards, 6 lanes
Other	Changing rooms
Owner	Washington State Parks Department
Operated by	2001 - King County cut budget 2001-2003 - Washington State Parks 2004 to present - Northwest Center
Annual Subsidy	\$100,000; Funding partners include: State Parks; Kenmore; Bastyr College; Evergreen Hospital
Northshore Pool - Bothell	
Status	Operating year-to-year through end of 2011, when the 1968 Forward Thrust Bond will be paid in full and the lease expires
Description	Basic box pool
Annual Users	Approx 75,000
Size	40 Meter (moveable bulkhead), 6 Lanes
Other	Changing Rooms, Spectator seating
Owner	King County owns the pool; Land is leased from Northshore School District until 2011
Operated by	Contract with Northwest Center; ends in 2011
Annual Subsidy	\$100,000 – Local government; Funding partners

Chapter 2: Facilities Analysis

The current study has been a collaboration between ORB, Northwest Public Affairs and a team comprised of representatives from the Cities of Kenmore, Woodinville, Bothell, King and Snohomish Counties, the Northshore School District and Northwest Center. The team's goal is to move from the 2003 general concept to an emerging consensus among the public in the NPRSA.

The ORB study components included collecting and analyzing existing information from the previous study, preparing preliminary site analysis, developing a concept design drawing, and preparing a magnitude-operating pro forma and project construction cost estimate.

In addition, the team hosted a series of four community meetings to gather public input and develop consensus on options identified in the report. These activities resulted in a recommendation for a Northshore Multi-Function Regional Aquatic Center of 55,000 square feet.

The Center should include the following features:

- **Competition Pool for Training, Fitness and Fun**
American Short Course - 10 Lane, 25 meter x 25 yard
1-meter diving board
- **Leisure Pool with Wave Option**
6,000 square feet with zero-depth entry, interactive play structures and spray features, water slides (in/outdoor), float/river channels, and on and off wave feature
- **Warm Water Therapy Pool for therapy, rehabilitation, and wellness**
1,000 square feet
- **Whirlpool & Sauna**
- **Lobby, control desk & concessions area**
- **Men's, Women's , and family locker rooms**
- **Two multi-purpose meeting and party rooms**
- **Outdoor Patio for summer sun**
- **Spectator seating for competitions (400)**
- **Parking (375) with drop-off and future expansion potential**

**A series of four
community meetings
gathered public
input and developed
consensus on options**

Chapter 3: Site Analysis

The initial task of the team was to review and update twenty-two sites identified in the 2003 study. Each previously identified site was evaluated on the basis of its availability and status.

ORB developed and utilized key criteria to locate and evaluate an indoor swimming pool and family aquatic center in the NPRSA. These criteria were selected to provide the most convenient location for the general public and to encourage the highest usage and thus the highest revenue production.

Location is perhaps the single most important factor to the financial success of a public swimming pool.

Data and information for the evaluation was available through the earlier aquatics study. Based on the initial assessment and a list of objective criteria the list was narrowed to five potential sites believed to have the most potential based.

The existing Northshore Pool site was evaluated and set aside due to the extensive cost requires to convert and renovate this structure to accomodate additional uses, it's age, condition, and ownership transition as of 2011. These conditions make it unfeasible in relationship to other sites.

General Site Considerations

Open recreation swimming and public instructional swimming programs require that: the general public are constantly aware of its existence; can easily access the facility; and that facility and programs are convenient and attractive.

Location is perhaps the single most important factor to the financial success of a public swimming pool. A regional aquatic center is one of a few types of public facilities whose success and continued operation depends upon its ability to attract the general public. While many public services are required by health and safety considerations, recreational swimming is not. It must attract and hold its users to be economically successful, much like a retail or service business. It must

be highly visible, provide the service desired, and be convenient to the majority of users. Generally, public pools derive their income from a few general sources:

- Multi-generational recreation and fitness swimming
- Public swimming instruction
- School district competitive programs (indoor facilities)
- Facility rental for special occasions

It can also be beneficial to locate a pool next to other recreational facilities such as a park, play field or recreation center building. Such a location allows the family the opportunity to drop younger children off at the pool while they enjoy other recreational facilities. The location of a pool near a shopping center offers similar benefits. Such factors as high visibility, a location near primary traffic corridors and good walking, bicycle and bus access from residential areas served are important considerations.

Based upon the criteria, the sites were objectively evaluated by ORB and ranked accordingly. The top five sites from this analysis included:

1. Pop Keeney / Northshore Pool Area, Bothell
2. Commercial Site at SR 522/SR 202 Intersection, Woodinville
3. Little Bear Creek Parkway Site, Woodinville
4. Site in Unincorporated Snohomish County
5. Wellington Hills Golf Course, Woodinville

Criteria for Site Selection

In collaboration with ORB, the team agreed to weighted criteria – as well as their relative importance – in order to objectively evaluate each site location. Based on these criteria (below), the Site Location Matrix in Appendix A was completed.

- **Adequate Site Size** (weighted value 50)
Enough acreage (approximate 3-5 acres) to accommodate buildings, parking, landscaping and pedestrian walkways, outdoor decks or patio, and required building setbacks.
- **Major Arterial Access** (weighted value 50)
Location on a major arterial with a high 24-hour traffic volume giving maximum exposure of the facility to the public and easy access to the automobile. This type of location is important to revenue potential.
- **Cost/Availability of Acquisition** (weighed value 50)
Preference given to sites already in public ownership, although it is assured that any site will require purchase. Property requiring the demolition or removal of existing structures is also down-rated to account for the additional demolition or removal costs.
- **Accessible to NPRSA Population** (weighted value 40)
Ease of accessibility to most NPSRA residents, increases revenue potential.
- **Public Visibility** (weighted value 40)
High visibility of location promotes the facility and increases revenue potential and provides a constant reminder to the public to use the facility. This is particularly important during winter months when swimming is not in season.
- **Transit Access** (weighted value 30)
Good access by public transit is a factor affecting facility use and revenue potential.
- **Proximity to Shopping/Retail** (weighted value 30)
Proximity to shopping areas will substantially increase use of the pool and increase revenue potential. A site located near a shopping center allows mom and dad to drop off the children for swimming while the adults shop.

- **Conformance with Local Master Plans** (weighted value 30)
Conformance with local land use.
- **Infrastructure – Availability of Utilities** (weighted value 30)
Availability of water, gas, electrical power, and sanitary and storm sewer at the site. Sites requiring additional costs to install infrastructure are rated lower than sites with utilities at the site.
- **Central to NPRSA** (weighted value 30)
Located with equal travel distance to all areas of the community is considered the most appropriate for a family aquatic center. A location with good arterial network to all areas of the NPRSA.
- **Soils / Other Construction Cost Impacts** (weighted value 30)
Sites are rated for constructability. Sites with rugged topography or high water tables, poor soils make it difficult to construct a facility. Some sites may also require special construction, which adds considerably to the construction cost of the facility. Sites with a number of construction constraints are down graded in the analysis.
- **Located Central to Future NPRSA Population Growth** (weighted value 30)
The facility should be located so as to serve the population growth of the NPRSA over the next ten to twenty years. It should be easily accessible to future growth.
- **Proximity to School / Recreational Activity** (weighted value 20)
Sites are rated as to their proximity to schools or recreation areas. A site located near schools or recreation areas allows mom and dad to drop off the children for swimming or school related activities while they participate in other recreational activities. The availability of a variety of activities in the same general area tends to increase use of a recreational facility.
- **Potential to Generate the Most Non-Resident Uses** (weighted value 20)
The financial success of the facility depends on its ability to attract users and to remain near the maximum capacity. This may necessitate drawing from outside the NPRSA limits during certain times of the year. This is especially true for an indoor leisure type of facility. It has the potential to draw users and additional revenues from outside the NPRSA if the facility is properly located.
- **Pedestrian / Bicycle Access** (weighted value 20)
Good access to sidewalks and bicycle trail systems.

Chapter 4: Public Outreach

The team restarted the public dialogue at the end of 2007, nearly five years since the 2003 study and initial public discussion. The team sorted information from the initial study and determined which items required updating or additional research. Materials were prepared to illustrate the scope and specifics of a multi-use aquatics facility, and finally, maps and illustrations were prepared on the top five site locations to facilitate a clear and informed discussion.

Strong support was expressed for the scope and scale of the proposed multi-use aquatics facility with some showing an interest in a larger competition pool and/or exploring additional recreation facilities

In early December, approximately 35 to 40 key stakeholders, community leaders and citizens from across the NPRSA district came together for an interactive project update, discussion and feedback session. The gathering had excellent representation from each of the Cities and unincorporated areas within the District.

The public was updated on the project, presented with key background information, shared in a discussion around aquatic trends, offered feedback and reaction on the specific scope of the multi-use aquatics center, and participated in a review of the top five sites.

Of those attending, strong support was expressed for the scope and scale of the proposed multi-use aquatics center with some showing an interest in a larger competition pool and/or exploring additional recreation facilities. Estimated capital costs were shared with the group and there was discussion about the need to balance the scope of the project with voter willingness to support a potential bond measure.

In a second public meeting, the group reviewed the top five site locations but was not initially informed of the ORB analysis and the resulting rank order. Dozens of questions, helpful insights about specific locations and comments were offered. At the end of the questions and comments, the group filled out feedback forms, recorded their preferences about each location, and individually scored each of the site locations. The group expressed a strong preference for the Pop Keeney / Northshore pool area site in Bothell.

Reasons for this support included: its central location and accessibility in NPRSA; a well-known, visible, iconic attraction for the Northshore region at Pop Keeney; and fit within the City's recently developed Downtown Sub Area Plan (See comments and feedback on site locations attached in Appendix B). Two other Woodinville sites were

ranked as distant second choices (Commercial Area at SR 522/SR 202). The third choice was Little Bear Creek Parkway.

Building on the positive response from the second region-wide forum the team expanded outreach. Three Community Forums were held in Kenmore (January 31), Woodinville (January 30) and Bothell (February 6).

These meetings expanded outreach and discussion to determine whether particular concerns or questions differed from one community to another. Again, facilitators inquired about the scope of a proposed multi-use aquatics center.

Each of the meetings was primarily attended by local residents, but was open to anyone interested from the District. Press releases were sent out and the meeting dates and locations were posted on City Web sites with email invitations forwarded to an extensive list of citizens, stakeholders and community leaders. Each of the meetings was well attended with 20-30 participants each – allowing ample time for discussion, questions and feedback.

These three community forums confirmed findings from the first meeting:

- A perceived need and genuine interest in a regional multi-use aquatic center
- Preference for a site located near Pop Keeney and the current centrally located Northshore Pool site in Bothell.

In addition, community forums were used to determine what other questions need to be answered. The following are some of the key questions to address in follow up activities:

- How will facility be situated on a selected site?
- How much parking is need and what are the opportunities for sharing parking facilities?
- How will future expansion be taken into consideration?
- How will possible traffic congestion be addressed?
- How officials gauge public support and willingness to invest?

Building on the positive response from the region-wide forum the team immediately began the year with expanded outreach.

The NPRSA team received enthusiastic public responses and candid feedback. Citizens exhibited a willingness to work toward consensus. The following is a summary of the key findings from the public meetings:

- **General Agreement on the Scope and Need**
Very positive interest and reaction to the concept of a Multi-use Aquatic center. Citizens expressed agreement about an urgent and growing need for pool facilities.
- **Shared Northshore Interest**
Positive interest in a regionally funded public facility. Consensus that no one City could fund such a facility alone.
- **Site Consensus**
Community and region-wide preference for a Pop Keeney / Northshore Pool Area area as preferred location for new facility.
- **Additional Recreation Expansion – Now or in the Future**
Interest among citizens in exploring additional recreation facilities or a larger or differently configured competition pool. Citizens recognized that the scope of the project must be balanced with cost and public willingness to support funding.
- **Eager to Broaden Community Discussion**
Stakeholders, community leaders and citizens are eager to move forward and broaden the community discussion and build awareness around needs and the potential opportunity for the community.

Chapter 5: Facilities Analysis Pro forma

Degree of Magnitude Swimming Participation Rates

Below is and degree of magnitude swimming participation estimate for the proposed indoor aquatic center, which was prepared by ORB Architects for the NPRSA.

General Comments

Operating projections are based upon statistical averages obtained from ORB's surveys of Pacific Northwest indoor pools. ORB Architects accomplishes these indoor pool operating statistic surveys approximately every five years. Data for this study are compiled from previous surveys, including the recently completed 2007 survey, in order to estimate the swimming participation at the proposed facility. In order to enhance the data on the indoor family (zero-depth) pool, a concept which is relatively new in the Western United States, data from neighboring British Columbia pools were used for comparison purposes. It is recommended that additional data should be collected on leisure pools as part of future due diligence.

The survey data are a key part of the analysis considering that key indicators like the number of hours the proposed aquatic center is open to the public, the number of instruction classes to be offered, and the number of hours the pool is used by other groups such as area swim teams or the school district have not yet been determined.

Market Overview

The primary source of revenue for a public swimming pool is daily admissions and lessons.

It is estimated that the majority of facility users for the proposed indoor aquatic center will come from the population residing within a 15 to 20 minute drive of the facility. Thus the primary market area for the preferred location near Pop Keeney / Northshore Pool would include major portions of areas within the Cities of Kenmore, Bothell and Woodinville. As a result, this comprises the primary concentration of population in the NPRSA. In addition, this market area includes the majority of the NPRSA District and some populated areas outside of the NPRSA within King and Snohomish Counties.

As a unique regional indoor aquatic center it is estimated that a significant number of users will be attracted to use the pool from outside the primary market area. Population maps provided in Appendix C illustrate the relationship of possible site locations to the population and NPRSA boundary.

Attendance Projections

The following chart projects the estimated number of swimmers that would use the new aquatic center from each of these population areas. The Annual Swims per Capita are generated from data collected from similar facilities which are most applicable to this project in ORB Architects Indoor Pool Operating Statistics Survey.

Pop Keeney/Northshore Pool Area					
Potential and Projected Swim Attendance - Aquatic Center with Zero Depth Wave Pool					
Area	Population	Conservative Attendance		Potential Attendance	
	2000 Census	Annual Swims per cap.	Total Est. Swims	Annual Swims per cap.	Total Est. Swims
Primary Area ^{*2}	58,261	3.00	174,783	4.00	233,044
Secondary Area (within district) ^{*3}	58,568	1.5	87,852	2.00	117,136
Secondary Area (outside district) ^{*4}	47,259	.75	35,444	1.00	47,259
Secondary Area (2.5 miles of other pools) ^{*1, *5}	58,820	.38	22,058	.50	29,410
TOTALS	222,908	320,137		426,849	

**1 Populations within 2.5 miles of other Lynnwood, Mountlake Terrace, and Shoreline pools.*

**2 Used Average Swims/per Capita for B. C. Leisure Wave Pools or 4.0 swims/capita*

**3 Secondary Area Inside District (2.5 to 5.0 miles from pool) used 1/2 of *2 or 2.0 swims/capita*

**4 Secondary Area Outside District (2.5 to 5.0 miles from pool) used 1/2 of *3 or 1.0 swims/capita*

**5 Secondary Area Outside District (2.5 to 5.0 miles from pool) used 1/2 of *4 or .5 swims/capita*

Table 1 - Payroll and Benefit Estimates Indoor Aquatic Facility with 25-yard competition pool and Leisure Pool with Wave Feature 2011 (First Operating Year)						
Wages and Salaries	Full Time or Part Time	Quantity	Pay Rate	Per	# Hours	Annual Salary
ADMINISTRATION						
Manager	FT	1	\$33.00	hour	2080	\$68,640
Administrative Assistant	FT	1	\$24.00	hour	2080	\$49,920
Subtotal - Administration						\$118,560
OPERATIONS						
Maintenance Supervisor	FT	1	\$28.00	hour	2080	\$58,240
Maintenance Staff (included in Maintenance and Repairs account)						
Cashier Supervisor	FT	1	\$24.00	hour	2080	\$49,920
Cashier Staff	PT	4	\$12.00	hour	2080	\$99,840
Subtotal - Operations						\$208,000
LIFEGUARD AND INSTRUCTORS						
Head	FT	2	\$18.00	hour	2080	\$74,880
Lifeguard	PT	12	\$12.00	hour	2080	\$299,520
Instructors	PT	6	\$12.00	hour	2080	\$149,760
Subtotal - Lifeguards and Instructors						\$524,160
TOTAL BASE SALARY						\$850,720
BENEFITS						
Full Time (35%)	\$301,600	6				\$105,560
Part Time (15%)	\$549,120	22				\$187,928
	\$850,720	28				\$187,928
TOTAL ANNUAL SALARY AND BENEFITS						\$1,038,648
Notes: 2080 hours per year full time employees						

Table 2 - Income and Expenses

Indoor Aquatic Facility with 25-yard competition pool and Leisure Pool with Wave Feature
2011 (First Operating Year)

			Conservative	Potential
Public Recreation Swimmer Days *1			320,137	426,849
INCOME				
	Income	Per		
Admissions	\$4.00	swimmer/day	\$1,280,547	\$1,707,396
Concessions (net)	\$0.20	swimmer/day	\$64,027	\$85,370
Swim Lessons and Recreation Classes	(allowance)		\$300,000	\$300,000
Pool Rental	(allowance)		\$35,000	\$35,000
TOTAL INCOME			\$1,679,574	\$2,127,766
EXPENSES				
Payroll and Benefits	(see Table I)		\$882,851	\$1,038,648
Advertising	\$3,000	month	\$36,000	\$36,000
Insurance (Supplemental)	\$500	month	\$6,000	\$6,000
Professional Services/ Training	\$500	month	\$6,000	\$6,000
Maintenance and Repairs *2	\$3.20	square foot	\$176,000	\$176,000
Chemicals and Supplies *3	\$2.00	square foot	\$26,300	\$26,300
Utilities *4	\$9.00	square foot	\$495,000	\$495,000
Other (misc)	\$2,000	month	\$24,000	\$24,000
TOTAL EXPENSES			\$1,652,151	\$1,807,948
OPERATING INCOME (Loss)			\$27,424	\$319,818
Cost Recovery Rate %			102%	118%
Operating cost/SF of Water			\$126	\$137
Swims/SF of Water			24	32
Average Expense per Swim			\$5.16	\$4.24

*1 - See Attendance Projections Table on p.9

*2 - Indoor Pool 55,000 square feet of building area

*3 - Indoor Pool 13,150 square feet of water area

*4 - Indoor Pool 55,000 square feet of building area

Chapter 6: Building Construction Cost Estimates

The following pages contain a detailed degree of magnitude building construction cost estimate based on the conceptual design by ORB Architects. The estimate is escalated to 2011 construction year dollars.

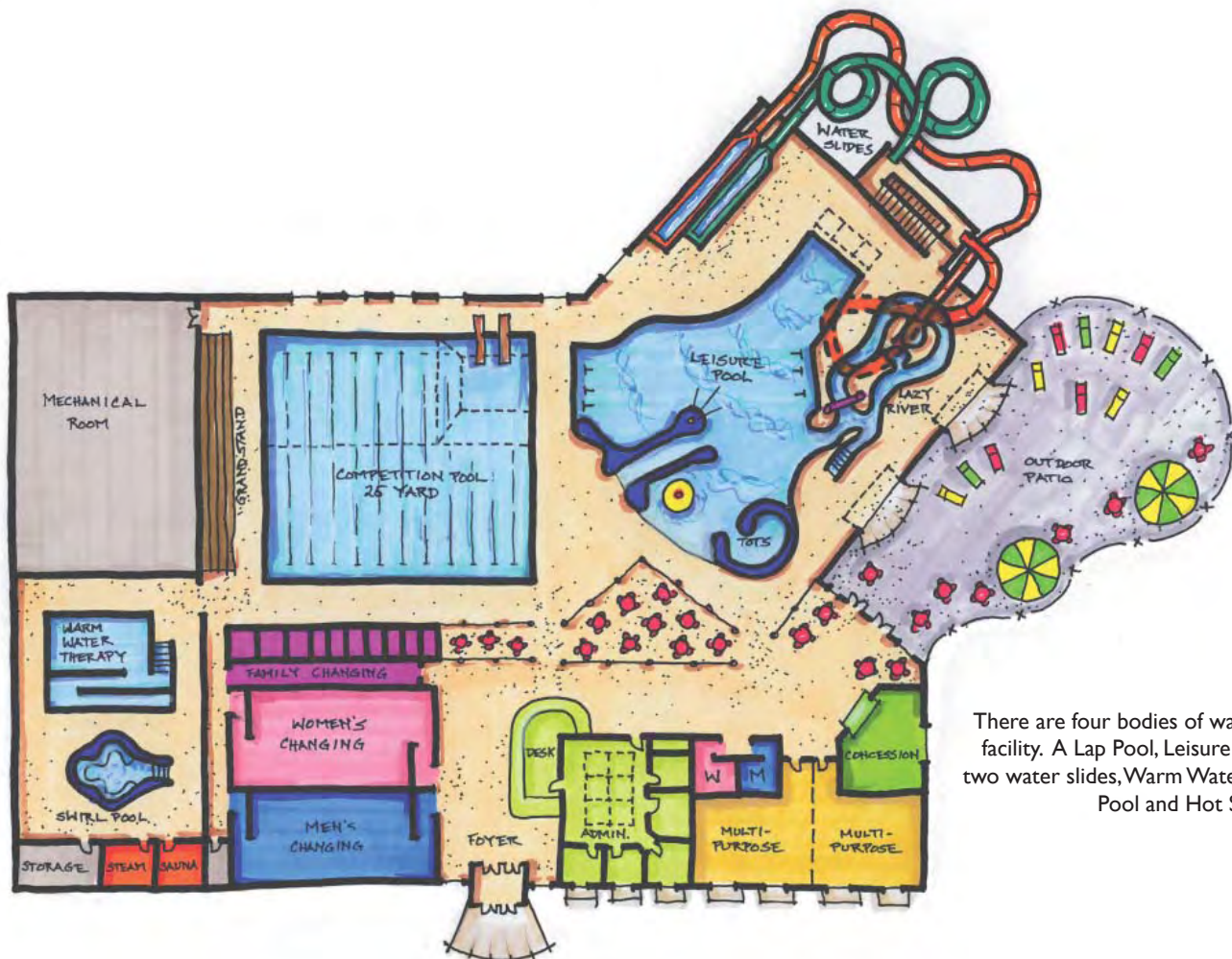
The estimate does not include the soft costs of land acquisition, permits, design fees or furnishings, costs which add considerable to the cost total. A detailed cost breakdown is provided in Appendix A.

NPRSA Regional Aquatic Center Degree of Magnitude Building Construction Cost Estimate				
NPRSA Aquatic Facility, Bothell, Washington				
Summary - Basic Construction Work Items	Building Summary	Sq. Ft. Cost	Sitework Summary	Sq. Ft. Cost
General Contractor Work	\$5,751,537	\$104.57	\$1,071,762	\$19.49
GC Markup, bonds, Insurance, Permits, Mobilization/Demob (20%)	\$1,150,307		\$214,352	
Subtotal - General Contractor Work	\$6,901,844	\$125.49	\$1,286,114	\$23.38
Mechanical Contractor Work	\$2,476,980	\$45.04	(none)	
GC Markup, bonds, Insurance, Permits, Mobilization/Demob (15%)	\$371,547			
Subtotal - Mechanical Contractor Work	\$2,848,527	\$51.79		
Electrical Contractor Work	\$870,837	\$15.83	\$84,875	\$1.54
GC Markup, bonds, Insurance, Permits, Mobilization/Demob (15%)	\$130,625		\$12,731	
Subtotal - Electrical Contractor Work	\$1,001,462	\$18.21	\$97,606	\$1.77
Construction Cost Subtotal	\$10,751,834	\$195.49	\$1,383,720	\$25.16
Sales Tax (8.9%)	\$956,913		\$123,151	
Concept Design Contingency (10%)	\$1,170,875		\$150,687	
Escalate to 2011 Construction Period (12%)	\$1,545,555		\$198,907	
Total Estimates	\$14,425,176	\$262.28	\$1,856,466	\$33.75
TOTAL ESTIMATED CONSTRUCTION COST	\$16,281,642 (\$296.03 per square foot)			

Chapter 7: Concept Layout

This building plan incorporates the entire program in an approximately 55,000 square foot building, including indoor and outdoor spaces, competitive pool, leisure pool, changing rooms, and mechanical areas. The configuration of the building is designed to work with the preferred City of Bothell Downtown Sub Area Plan, conforming to conceptual circulation and access factors. The entry on the south side encourages pedestrian traffic from downtown Bothell and activates a plaza and/or drop-off area at the front of the building.

Once entering the building visitors enjoy a view through the facility to the pool areas. A control desk greets all visitors to check people in and help with questions. The control desk also has good visibility to a majority of the facility. Behind the control desk are the offices for staff and administration.



There are four bodies of water in this facility. A Lap Pool, Leisure Pool with two water slides, Warm Water Therapy Pool and Hot Swirl Pool.

Immediately across from the control desk are the changing rooms for men, women and families. Family changing rooms are an increasingly important feature in facilities such as this providing a safe and comfortable place for parents with children.

For those people that want just to observe the activity, such as parents whose children are taking swim lessons or playing, there is an observation area separated from the pool deck, but close to the action. Visitors can use this area to relax, read, meet with friends and grab a snack from the concession area.

On the south side of the building are located the multi-purpose rooms. These rooms can be used for any number of events and can help produce revenue for the facility. The rooms are shown with a partition wall between them that can be opened to create one large room if desired. These rooms can be rented for birthday parties, community meetings or any number of events. They are close enough to the activity of the facility to be used by people visiting the pools or meeting there for other purposes.

There are four different bodies of water in this facility, including the Lap Pool, Leisure Pool, Therapy Pool and Hot Swirl Pool. In addition there are two water slides shown.

The lap pool is a 25 yard pool designed to meet the needs of the communities swim teams, in particular from the high schools. It can also be used for water polo, synchronized swimming, swim lessons, scuba classes, kayak training and a number of other activities designed for the standard pool configuration. Based on input from the high school coaches at the community meetings the pool is designed to have twelve 7-foot wide lanes that can accommodate two swim team practices at one time, or a swim team and diving practice. It could then also be re-configured with outside lanes to achieve regulation width for competition events. A bleacher style seating area is located adjacent to the lap pool for observers and spectators of events in the pool.

The Therapy Pool is located in a small room with the Swirl Pool adjacent to the lap pool and opposite the Leisure Pool. This area will be primarily used by adults and is therefore furthest from the Leisure Pool, which will be primarily for younger users of the facility. Within the same area are located the Steam and Sauna Rooms. This is intended allow for relaxing and therapeutic use.

Finally, there is the Leisure Pool with the wave feature, Lazy River, Spray Features and Water Slides. These represent the latest trends in aquatic facilities supports the operating pro forma. These are located on the side of the building for good visibility to the public, and remind and encourage visitors to come inside. In fact, that Water Slides are indoor/outdoor enhances facility visibility. The Leisure components encourage swimmers to become repeat visitors to the facility. An increasing large number of programs offer leisure pools to satisfy the needs of all generations, from small children to the elderly. The pool is fully accessible with the zero-depth entry. More and more facilities are using these pools for swim lessons, as opposed to the lap pools, because of the shallow depths. During standard open swim times, the Leisure Pool is expected to be the most occupied area of the facility.

This center is further enhanced through outdoor sun decks on the south side of the Leisure Pool area that can be opened up through a pair of large overhead doors. This feature makes the facility a great place on any day of the year.

Chapter 8: Summary of Findings

The Northshore area has a growing population and a demonstrated interest in aquatics recreation. The number of pools in the region has decreased from three to two and those two remaining pools are aging and deteriorating and their future is not certain. There is renewed urgency in developing a new swimming facility, given the aging and deterioration of both remaining pools and the impending transition of the Northshore Pool to the Northshore School District as the 1968 bond is retired in 2011. Key findings in the study include:

- **Site Location**
Community forums with citizens, key stakeholders and community leaders provided clear preference for a site in the Downtown Bothell area near the Pop Keeney and Northshore Pool areas.
- **Project Scope**
Community forums have provided positive responses to the specific scope of services indicated in this report and that should be offered in a regional aquatics center.
- **Assessment of Capital and Operational Costs**
Total project costs, including soft costs (design, permits, and taxes) for a new multi-use facility are estimated between \$25-\$28 million, including approximately \$6.7 million in land acquisition. Budget estimates are projected in 2011 construction dollars. Regional models of successful aquatics centers demonstrate expanded services provide a variety of income streams to support facility maintenance and operation. No one jurisdiction can likely fund this project alone.
- **Community Aquatics Interest**
Those attending public meetings have been supportive of broadening public awareness, leading up to a voted bond measure.

Recommended next steps include:

- Identify and secure an option for a specific site.
- Build a core group of interested citizens to develop broader community awareness about the aquatics needs.
- Develop a proposal, such as a capital funds voted bond, coming from the NPRSA District.
- Planning for a capital project ballot targeting November of 2010.

NPRSA Regional Aquatic Center

Summary of Costs

Hard Construction Cost Estimate

\$16,281,642 Million

Land Acquisition Cost Estimate

\$6.7 Million

Total Estimated Costs (including soft costs)

\$25-28 Million



Appendix A

Building Cost Detail

Building Construction Detail

NPRSA Regional Aquatic Center

WORK ITEM	QUANT.	PER	COST EACH	TOTAL COST	COST/ SQ. FT.
I. General Contractor Work					
Note: Unit Costs Include Subcontractor OH&P					
A. Excavation & Foundation Prep					
Pool Tanks, & Sump Pit Excavation & Backfill	1	ls	\$55,250.00	\$55,250	
Wave Machine Area Excavation & Backfill	1	ls	\$3,413.00	\$3,413	
Footing Excavation & Backfill	2,000	lf	\$8.00	\$16,000	
Subtotal "A"				\$74,663	\$1.36
B. Concrete					
Footings	2,000	lf	\$35.00	\$70,000	
Stem Walls	2,000	lf	\$18.00	\$36,000	
4" Slab on Grade	505	cy	\$160.00	\$80,764	
Waterslide Foundations Complete	160	cy	\$228.80	\$36,608	
Wave Machine Room Foundation Walls	120	lf	\$110.50	\$13,260	
Wave Machine Room Stairs	16	riser	\$200.00	\$3,200	
Leisure Pool	4,643	sf	\$30.00	\$139,275	
Parent/Tot Pool	300	sf	\$90.00	\$27,000	
Bubble Pit/River Channel	900	sf	\$180.00	\$162,000	
Competitive Pool	6,150	sf	\$60.00	\$369,000	
Therapy Pool	1,200	sf	\$90.00	\$108,000	
Swirl Pool	300	sf	\$180.00	\$54,000	
Sump & Pump Pit walls	300	lf	\$110.50	\$33,150	
Subtotal "B"				\$1,132,257	\$20.59
C. Exterior Wall Systems					
8" CMU, Reinforced, Solid Grouted	23,000	sf	\$9.30	\$213,785	
Brick or CMU Veneer	29,900	sf	\$9.91	\$296,189	
6" Metal Studs @ 16" OC	6,900	sf	\$5.15	\$35,521	
5/8" GWB or Sheathing	13,800	sf	\$1.40	\$19,375	
Weather Barrier	6,900	sf	\$0.20	\$1,380	
3" Rigid Polyiso Insulation	23,000	sf	\$0.94	\$21,528	
Unfaced Batt R-21 Insulation	6,900	sf	\$0.94	\$6,458	
4 Mil Poly Vapor Retarder	6,900	sf	\$0.16	\$1,076	
Bituthane Self Stick Vapor Retarder	23,000	sf	\$2.86	\$65,780	
2" R-10 Perimeter Insulation at Foundation	3,540	sf	\$1.65	\$5,845	
Sill Flashing	958	sf	\$4.65	\$4,459	
Masonry Seal Exterior Faces	23,000	sf	\$0.36	\$8,372	
Epoxy Paint Interior Cmu Faces	23,000	sf	\$1.30	\$29,900	
Paint GWB Where Exposed	6,900	sf	\$0.65	\$4,485	
Waterslide Tower Walls	2,100	sf	\$23.63	\$49,631	
Subtotal "C"				\$763,785	\$13.89
D. Interior Wall Systems					
Masonry Walls, Epoxy Paint Both Sides	16,890	sf	\$14.50	\$244,821	
Gyp. Board Walls, Texture & Paint Both Sides	7,128	sf	\$8.68	\$61,900	
Subtotal "D"				\$306,720	\$5.58
E. Structural Frame & Misc. Materials					
Structural Steel Framework	160	ton	\$2,860.00	\$457,600	
Open Web Joists	62	ton	\$2,080.00	\$128,960	
1.5" x 20 ga Metal Deck	55,700	sf	\$2.08	\$115,856	
3" x 20 ga Composite Floor Deck	7,200	sf	\$2.34	\$16,848	
Shear Studs 3/4" x 4.75"	720	ea	\$2.93	\$2,106	
Anchor Bolts 1" x 1.33' max	416	ea	\$5.85	\$2,434	
Waterslide Tower Roof	800	sf	\$9.43	\$7,540	
Waterslide Stairs	60	riser	\$183.30	\$10,998	
Other Misc Metal Fabrications	2	ton	\$5,000	\$10,000	
Subtotal "E"				\$752,342	\$13.68

F. Roof Systems					
Flat Roof System	55,700	sf	\$12.68	\$705,998	
Metal Roof & Canopy System	2,000	sf	\$30.00	\$60,000	
Waterslide Tower Metal Roof System	800	sf	\$18.85	\$15,080	
Roof Drain & Leader	30	ea	\$1,430.00	\$42,900	
Subtotal "F"				\$823,978	\$14.98
G. Ceilings					
Paint Exposed Deck & Structure	33,000	sf	\$3.25	\$107,250	
Suspended Acoustical	20,700	sf	\$3.90	\$80,730	
Solid GWB & Metal Frame	2,000	sf	\$7.15	\$14,300	
Subtotal "G"				\$202,280	\$3.68
H. Doors					
Hollow Metal - Single	40	ea	\$1,016.00	\$40,640	
Hollow Metal - Double	6	ea	\$1,950.00	\$11,700	
Aluminum - Single	4	ea	\$1,975.00	\$7,900	
Aluminum - Double	12	ea	\$3,950.00	\$47,400	
Folding Walls	480	sf	\$45.00	\$21,600	
Subtotal "H"				\$129,240	\$2.35
I. Windows					
Exterior Alum Frame Insul Glazed	2,000	sf	\$52.00	\$104,000	
Interior Single Glazed	2,000	sf	\$37.70	\$75,400	
Waterslide Tower Alum Framed Windows	800	sf	\$52.00	\$41,600	
Skylights	300	sf	\$58.50	\$17,550	
Subtotal "I"				\$238,550	\$4.34
J. Finishes					
Paint Misc. Interior Surfaces	55,700	sf	\$0.65	\$36,205	
Epoxy Paint Sanitary Surfaces	5,700	sf	\$1.30	\$7,410	
Ceramic Tile Sanitary Floors	7,600	sf	\$9.10	\$69,160	
Ceramic Tile Sanitary Wall Base	1,000	lf	\$13.00	\$13,000	
Ceramic Tile Sanitary Walls & Wainscots	8,000	sf	\$7.80	\$62,400	
Concrete Sealer at Pool Deck	16,140	sf	\$0.50	\$8,070	
Epoxy Paint Pool Surfaces	24,515	sf	\$2.00	\$49,029	
Ceramic Tile Top of Pool Walls	4,000	sf	\$11.70	\$46,800	
Carpet	611	sy	\$31.20	\$19,067	
Vinyl Composition Tile or Sht Vnyl	6,615	sf	\$3.90	\$25,799	
Decor Package	1	ls	\$50,000	\$50,000	
Subtotal "J"				\$386,939	\$7.04
K. Specialties					
Toilet Partitions	16	ea	\$1,040.00	\$16,640	
Urinal Partitions	4	ea	\$390.00	\$1,560	
Toilet Specialties	16	ea	\$650.00	\$10,400	
Benches	150	lf	\$39.00	\$5,850	
Lockers	400	ea	\$156.00	\$62,400	
Privacy Dressing Room Equipment	10	ea	\$1,300.00	\$13,000	
Signage	1	ls	\$6,500.00	\$6,500	
Counters	155	lf	\$52.00	\$8,060	
Servery Counters	36	lf	\$52.00	\$1,872	
Base Cabinets	135	lf	\$143.00	\$19,305	
Servery Base Cabinets	36	lf	\$143.00	\$5,148	
Overhead Cabinets	49	lf	\$104.00	\$5,096	
Servery Overhead Cabinets	18	lf	\$104.00	\$1,872	
Shelving	30	lf	\$26.00	\$780	
Subtotal "K"				\$158,483	\$2.88
L. Swimming Pool Specialties					
Waterslide	2	ea	\$225,000.00	\$450,000	
Sauna & Steam Rooms Finishes	2	ea	\$13,000.00	\$26,000	
Wave Machine Equipment	1	ls	\$97,500.00	\$97,500	
Special Water Effects	1	ls	\$50,000.00	\$50,000	

1-Meter Diving Board	1	ea	\$10,400.00	\$10,400	
3-Meter Diving Board	1	ea	\$15,000.00	\$15,000	
Lifeguard Chairs	2	ea	\$2,500.00	\$5,000	
Handicap Lift	1	ea	\$6,000.00	\$6,000	
Handrails	8	set	\$800.00	\$6,400	
Wall Steps & Grabrails	7	set	\$1,500.00	\$10,500	
Lifelines, Racing Lane Lines, Anchors & Reels	1	ls	\$35,000.00	\$35,000	
Starting Platforms	1	ls	\$26,000.00	\$26,000	
Accessory Inserts, Stanchions etc	1	ls	\$10,000.00	\$10,000	
Continuous Deck Drain	950	lf	\$30.00	\$28,500	
Vacuum Inlets	1	ls	\$6,000.00	\$6,000	
			Subtotal "L"	\$782,300	\$14.22

Subtotal 1. General Contractor Building Costs	\$5,751,537	\$104.57
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2. Mechanical Contractor Work

Note: Unit Costs Include Subcontractor OH&P

A. Plumbing Systems

Fixtures, Venting, Piping & Insulation	74	ea	\$3,120.00	\$230,880	
			Subtotal "A"	\$230,880	\$4.20

B. Fire Sprinklers

Wet Pipe System	55,700	sf	\$3.12	\$173,784	
			Subtotal "B"	\$173,784	\$3.16

C. Pool Hydraulics

Pumps, Filters, Valves, Chlorine Syst,	10,793	sf	\$43.68	\$471,416	
River Channel Pool Hydraulics Systems	900	sf	\$91.00	\$81,900	
Tots Pool Pool Hydraulics Systems	300	sf	\$91.00	\$27,300	
Therapy Pool Hydraulics Systems	1,200	sf	\$91.00	\$109,200	
Swirl Pool Hydraulics Systems	300	sf	\$221.00	\$66,300	
Chemical Controllers	4	ea	\$11,700.00	\$46,800	
Commissioning, O&M, As-Built	1	ls	\$14,000.00	\$14,000	13492.5
			Subtotal "C"	\$816,916	\$60.55

D. Ventilation

Pool Areas	1	ls	\$160,000.00	\$160,000	
Change Rooms	1	ls	\$68,000.00	\$68,000	
Admin / Recept / Misc	1	ls	\$35,000.00	\$35,000	
Split System A/C	1	ls	\$30,000.00	\$30,000	
Ductwork / Diffusers & Installation	55,700	sf	\$12.00	\$668,400	
Commissioning, O&M, As-Built	1	ls	\$14,000.00	\$14,000	
			Subtotal "D"	\$975,400	\$17.73

E. Heating Plant

Central Boiler for Pool & Domestic, Stacks	1	ls	\$165,000.00	\$165,000	
Heat Exch, Pumps, Piping, Valves & insul					
			Subtotal "E"	\$165,000	\$3.00

F. Controls

Systems Control	1	ls	\$90,000.00	\$90,000	
			Subtotal "F"	\$90,000	\$1.64

G. Testing & Balancing

Piping & Ducted Systems	1	ls	\$25,000.00	\$25,000	
			Subtotal "G"	\$25,000	\$0.45

Subtotal 2. Mechanical Contractor Building Costs	\$2,476,980	\$45.04
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3. Electrical Contractor Work
Note: Unit Costs Include Subcontractor OH&P

A. Building Interior

Service and Distribution	55,700	sf	\$4.11	\$228,816
Lighting	55,700	sf	\$5.32	\$296,157
Devices	55,700	sf	\$0.52	\$28,964
Equipment Connections	55,700	sf	\$0.66	\$36,929
Basic Materials	55,700	sf	\$2.31	\$128,890
Fire Alarm	55,700	sf	\$1.26	\$70,238
Telephone/Data/Cable Conduit	55,700	sf	\$0.46	\$25,344
Low Voltage Lighting Control	1	ls	\$12,000.00	\$12,000
Underwater Lights at Lap Pool	1	ls	\$25,500.00	\$25,500
Security System	1	ls	\$6,000.00	\$6,000
Pool & Slide Panic Alarm	2	ea	\$6,000.00	\$12,000

Subtotal "A" \$870,837

Subtotal 3 - Electrical Contractor Building Costs \$870,837 \$15.83

Sitework Costs Detail

NPRSA Regional Aquatic Center

WORK ITEM	QUANT.	PER	COST EACH	TOTAL COST	COST/ SQ. FT.
I. General Contractor Work					
Note: Unit Costs Include Subcontractor OH&P					
A. Site Prep, Paving And Surfacing					
General Demolition & Site Prep	1	ls	\$100,000.00	\$100,000	
Excavate/Dispose Existing Soil	2,407	cy	\$18.20	\$43,815	
Grade & Compact Soil	14,520	sy	\$4.23	\$61,347	
Concrete Slabs / Walks / Driveways	12,000	sf	\$4.55	\$54,600	
Entry Dropoff Drive	1,600	sy	\$24.00	\$38,400	
375 Car Parking Allowance to Garage Cost	15,000	sy	\$24.00	\$360,000	
Subtotal "A"				\$658,162	
B. Utilities					
8" Sanitary Sewer	500	lf	\$32.50	\$16,250	
Connect To Exist San Sewer	1	ea	\$5,000.00	\$5,000	
Manhole	2	ea	\$3,120.00	\$6,240	
6" Footing Drain	1,200	lf	\$10.40	\$12,480	
Cleanout at Grade	9	ea	\$260.00	\$2,340	
12" Storm Drain Pipe	1,000	lf	\$27.30	\$27,300	
Catchbasin	6	ea	\$1,690.00	\$10,140	
Oil/Water Separator	1	ea	\$26,000.00	\$26,000	
Manhole	4	ea	\$3,120.00	\$12,480	
Storm Detention	1	ea	\$30,000.00	\$30,000	
8" Water Piping	800	lf	\$39.00	\$31,200	
Water Pipe Tap, Fittings, Valves	12	ea	\$910.00	\$10,920	
Fire System Vault and assembly	1	ea	\$11,700.00	\$11,700	
Fire Hydrant	2	ea	\$3,900.00	\$7,800	
Subtotal "B"				\$209,850	
C. Landscaping & Irrigation					
Lawn Areas	41,700	sf	\$1.20	\$50,040	
Planting Beds Mulch & Groundcover	7,550	sf	\$2.70	\$20,385	
Shrubs	200	ea	\$30.00	\$6,000	
Trees	55	ea	\$250.00	\$13,750	
Irrigation System	49,250	sf	\$0.60	\$29,550	
Ground Preparation And Finish Grading	49,250	sf	\$1.30	\$64,025	
Subtotal "C"				\$183,750	
D. Site Furnishings					
Fencing	200	lf	\$50.00	\$10,000	
Facility Signage	1	ea	\$10,000	\$10,000	
Subtotal "D"				\$20,000	
Subtotal I - General Contractor Sitework Costs				\$1,071,762	\$19.49
2. Electrical Contractor Work					
Note: Unit Costs Include Subcontractor OH&P					
A. Building Service And Site Lighting					
Building Exterior Lighting	1	ls	\$7,500.00	\$7,500	
Site Lighting	1	ls	\$40,000.00	\$40,000	
Site Telephone, Power, Cable	1	ls	\$37,375.00	\$37,375	
Subtotal "A"				\$84,875	
Subtotal 2 - Electrical Contractor Sitework Costs				\$84,875	\$1.54



Appendix B

Site Scoring Matrix

SITE LOCATION MATRIX

Northshore Aquatic Study

<div>CRITERIA</div> <div><div><div>4</div><div>WEIGHTED VALUE OF CRITERIA</div><div>GRAPHIC SCALE Represents Percentage of Perfect Score</div><div>3</div><div>WEIGHTED NUMERICAL SCORE Represents Percentage of Weighted Value</div><div>LEGEND</div></div></div> <div>SITE EVALUATION CRITERIA</div>		CRITERIA															
POTENTIAL SITES	X	ADEQUATE SITE SIZE 50	MAJOR ARTERIAL ACCESS 50	COST /AVAILABILITY OF ACQUISITION 50	ACCESSIBLE TO PRSA POPULATION 40	PUBLIC VISIBILITY 40	TRANSIT ACCESS 30	PROXIMITY TO SHOPPING/RETAIL 30	CONFORMANCE WITH LOCAL MASTER PLANS 30	CENTRAL TO PRSA 30	* 4 INFRASTRUCTURE - AVAILABILITY OF UTILITIES 30	* 4 SOILS/OTHER CONSTRUCTION COST IMPACTS 30	LOCATED CENTRAL TO FUTURE PRSA POPULATION GROWTH 30	PROXIMITY TO SCHOOL OR RECREATIONAL ACTIVITY 20	POTENTIAL TO GENERATE MOST NON-RESIDENT USES 20	PEDESTRIAN/BICYCLE ACCESS 20	WEIGHTED TOTAL
POP KEENEY/ NORTHSHORE POOL AREA		40	35	40	30	30	25	25	30	25	30	30	10	20	15	15	400
COMMERCIAL AREA AT SR522/SR202 INTERSECTION		30	45	15	35	40	30	20	20	25	30	25	15	10	20	20	380
LITTLE BEAR CREEK PARKWAY		40	30	35	25	35	5	25	25	25	30	25	20	15	15	15	365
SITE IN UNINCORPORATED SNOHOMISH COUNTY		50	30	40	25	20	0	15	20	20	30	25	20	15	10	15	335
WELLINGTON HILLS GOLF COURSE		50	20	40	5	10	0	5	20	10	10	25	20	10	10	20	255



Appendix C

Citizen Comments

Citizen Comments from Public Meetings

Advantages to Top Five Sites

Pop Keeney/Northshore	Commercial Area, SR522 & 202	Little Bear Creek Parkway	Uninc. Snohomish County	Wellington Hills Golf Course
A	B	C	D	E
Visibility	Visibility	Visibility	Public land	Combines dev. w/other athletic ops.
In Bothell Master Plan	Visibility	Good access	Good site for So. Snohomish Cty.	Access to 522/SR9
Closest to Population Density	Very visible from highway, possible increase in the number of users	Visibility		Partnering possibilities w/ investors and public park entities to acquire/op.
Population center	Accessibility	Good for access		Public land
Most central	Visibility/centrality	Visibility		Land appears available
Access from major highways	Great visibility	Access		Capability to match up with other parks and athletic uses
Central to current population	Good transportation	High visibility		Easiest access of freeway
Appeal of Pop Keeney	Visibility	Somewhat centrally located		
Good access	Close to retail	Good visibility		
Good population draw	Visibility	Best access		
Aquatic interest in area	Proximity to Sammamish River Trail	Good access, but surface streets		
Good transit, close to retail	High visibility	Good visibility		
Well known, voters would support	Somewhat centrally located	Location, close to freeway		
Existing site, known location	Great visibility / access	Close to arterials - access		
Centrally located	Visibility huge bonus	Central location		
Proximity to major arterials	Great visibility			
Pedestrian oriented	Easy access			
Close to shopping, rest., diversions	Location, close to freeway			
Well known	Close to arterials			
Accessibility from 422, 405, B-E Hwy	Excellent visibility from highway			
Most central	Central location			
Centrally located	Existing sports programs (soccer)			
Good access				
Land available				
Central location				
Residents used to site				
Existing base of swimmers				
Centrally located				
Well known already				
Familiarity to aquatics at this site				
Location, pre-existing infrastructure				
Adjacent to retail/commercial				
Central location				
Highest user density - current				
Increases pool space, overall facility				

Citizen Comments from Public Meetings

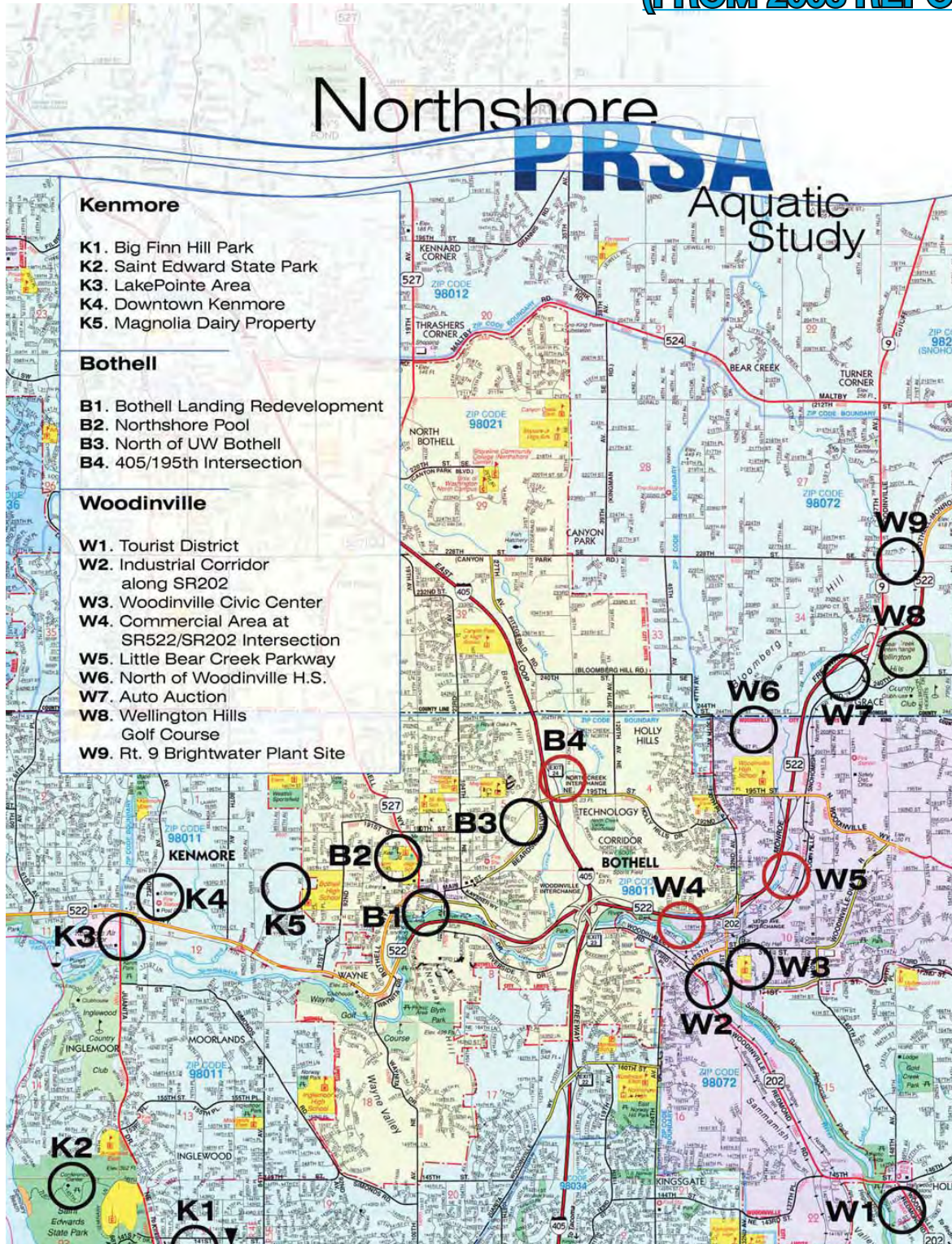
Disadvantages to Top Five Sites

Pop Keeney/Northshore	Commercial Area, SR522 & 202	Little Bear Creek Parkway	Uninc. Snohomish County	Wellington Hills Golf Course
A	B	C	D	E
Visibility from Bothell Way not good	Difficult Access	Difficult Access	Too Rural	Don't like accessibility
Constricted Access & Expansion	Lack of ownership	Lack of ownership	Too far from voters- Bothell/ Kenmore	Not excited by site
Possible conflict with downtown dev.	Hard to solve current use/density with future commercial development	Hard to solve current use density with future commercial development	Too far from existing population, even recognizing it will get better	Not central to PRSA
Difficult access	Not adjacent to retail	Away from population centers	Would serve small portion of pop.	Voters in West unlikely to support
Concerned about new construction impact on current facility availability	Flood risk	Flood risk	Not central to PRSA	Distance from existing pop. Density
Downtown harder to access	Difficult Access	Flood questions	Most remote, not sure where it is	Poor topography
Conflicts with future development?	Poor access	Unattractive industrial setting	Outside all 3 cities	Outside all 3 cities
	Unattractive setting	Too far east in PRSA	Site isn't a good draw	Not close to retail/recreational areas
	Not near shopping or services	Land privately owned	People wouldn't travel there	Poor transit access
	522/202 Capacity load?	Difficult access from outside W'ville	Transportation is a problem	Little visibility
	Potential flood problems	Not as visible	Not centrally located	Too far from existing pools
	Land privately owned	Cost of acquisition	Edge of urban growth area	Edge of urban growth area
	Difficult to access (traffic)	More difficult to access than 522/202	Poor visibility	Poor visibility
	Poor access	Potential for flooding/envIRON. Impact	Too far north	Not near shopping
	Traffic?	Not adjacent to retail	Not centrally located	Too far west PRSA
	Cost of property	Would interchange be improved?	Too much uncertainty	Not centrally located
	Poor access		Too far away	Difficult building site - steep hill
	Not conveniently located		Unaccessible	On the fringe
	Would interchange be improved?		Invisible	Very difficult hill, out of the way
			Negative impact on voting	Invisible
			Difficult to get to	Harder to develop
			In middle of no-where	Access difficulties
			Caters to population not there yet	Potential for negative voter response because not convenient
			Far reaches of boundary	Poor location
				In middle of no-where
				Caters to population not there yet
				Would be White Elephant, like King County Aquatics Center



Appendix D

Site Information



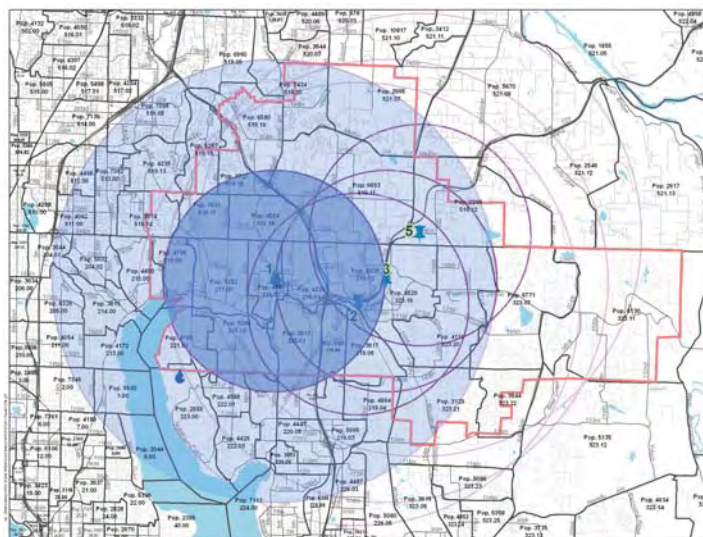
SITE EVALUATION

POP KEENEY / NORTHSHORE POOL AREA



KEY POINTS

- Meets goals of City Master Planning Efforts
- Central to the PRSA
- Not far from SR522
- Close proximity to schools and recreation
- Close proximity to retail
- Site of existing aquatics facility - future?
- Relatively flat site
- Potential minimal cost of land



POPULATION

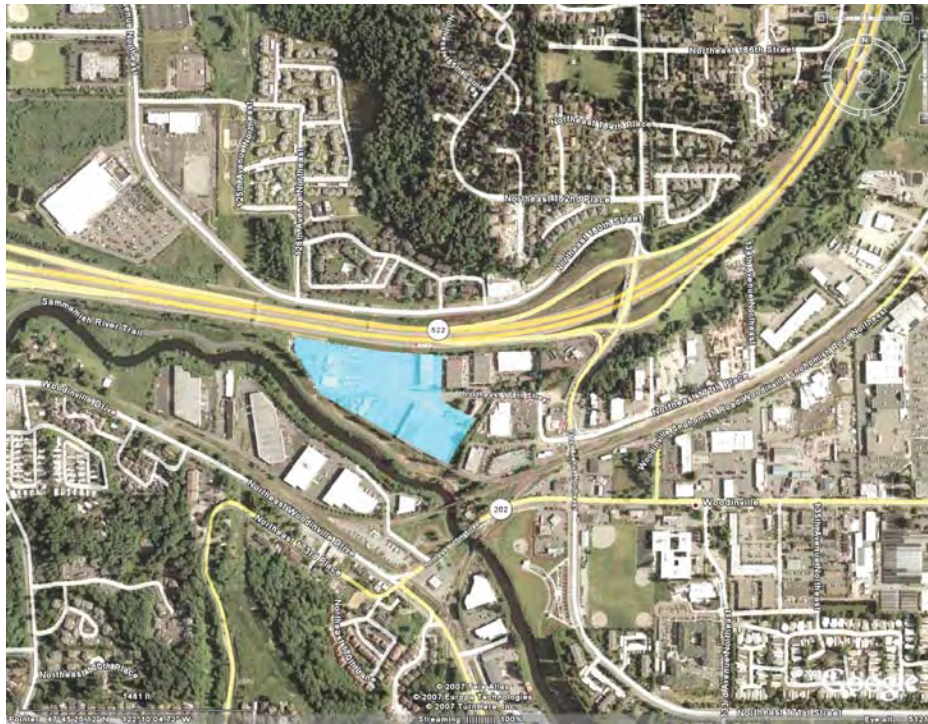
Within 2.5 miles	58,261
2.5 - 5 miles	58,118
2.5 - 5 miles outside PRSA	102,793
TOTAL	219,172

SITE EVALUATION

COMMERCIAL AREA

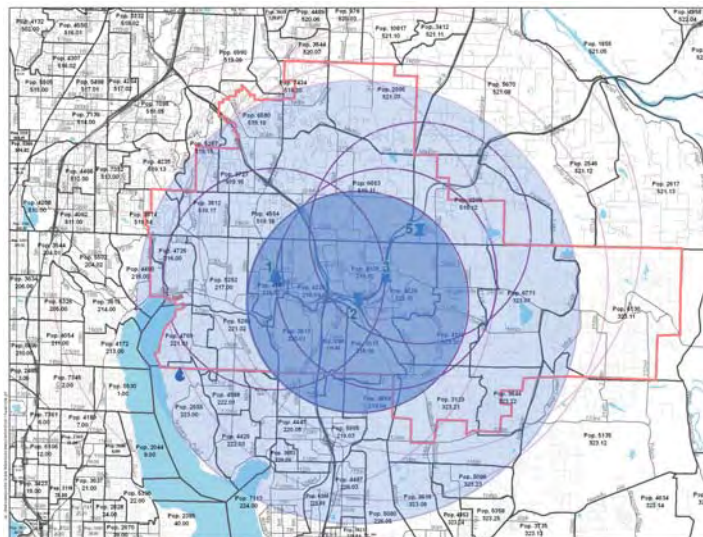
AT SR522 / SR202

INTERSECTION



KEY POINTS

- Close to major arterials and transit
- Flat industrial site
- Highly visible from the freeway
- Immediately adjacent to Sammamish River Trail
- Not near to major retail activities
- Existing access is poor



POPULATION

Within 2.5 miles	46,518
2.5 - 5 miles	87,581
2.5 - 5 miles outside PRSA	62,544
TOTAL	196,643

SITE EVALUATION

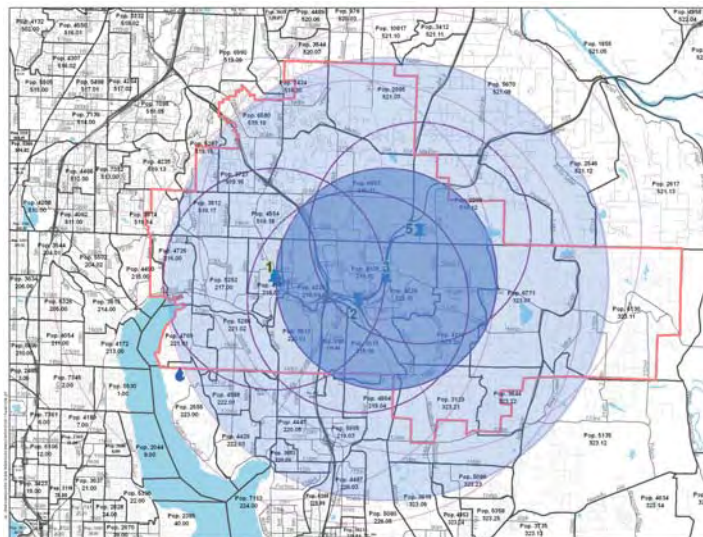
LITTLE BEAR CREEK

PARKWAY



KEY POINTS

- Close to major arterials and transit
- Visible from the freeway
- Adjacent to future city development of planned trail and park across the creek
- Near to retail activities
- Acquisition of existing businesses to expand size of site



POPULATION

Within 2.5 miles	40,464
2.5 - 5 miles	74,882
2.5 - 5 miles outside PRSA	58,830
TOTAL	174,176

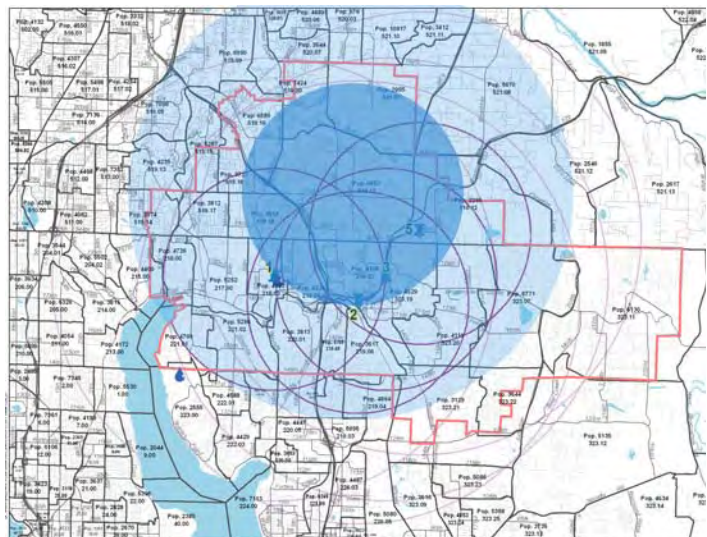
SITE EVALUATION

UNINCORPORATED SNOHOMISH COUNTY SITE



KEY POINTS

- Large site, minimal slopes
- Near to rural residential population
- Site is at intersection of secondary arterials
- Limited transit access
- Overhead utility easement
- Not near to other recreational or retail activities



POPULATION

Within 2.5 miles	29,240
2.5 - 5 miles	80,395
2.5 - 5 miles outside PRSA	54,136
TOTAL	163,771

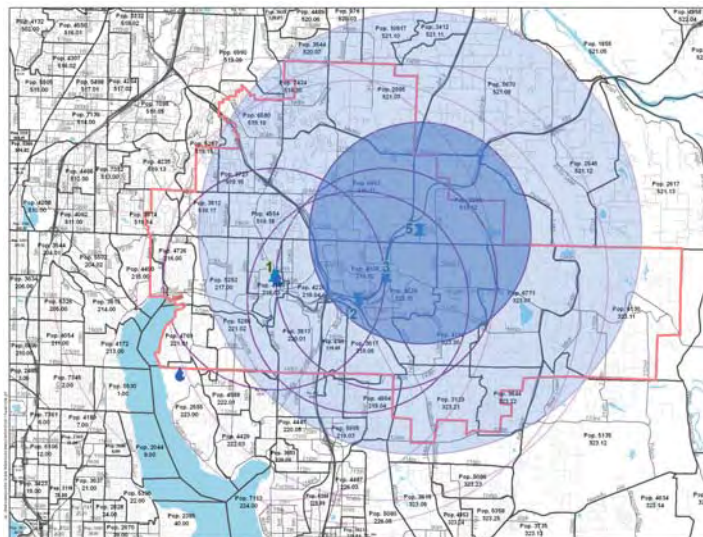
SITE EVALUATION

WELLINGTON HILLS GOLF COURSE



KEY POINTS

- Large available area depending on actual site
- Rolling sloped site, not much flat area
- Low visibility to site
- Site is located off secondary streets with limited capacity
- Limited transit access
- Extension of utilities may be required
- Not near to other recreational or retail activities



POPULATION

Within 2.5 miles	27,153
2.5 - 5 miles	76,244
2.5 - 5 miles outside PRSA	44,563
TOTAL	147,960



Appendix E

History of Regional Aquatics

History of Regional Aquatics	
1963	St. Edwards Park Memorial Pool built, now owned by the State of Washington
1968	Forward Thrust - Voters pass capital bonds including capital funding for Northshore and Sorenson Pools
1970-2001	King County owns, maintains and operates Northshore Pool
	King County maintains and operates Sorenson Pool, owned by Northshore School District
2001	King County stops maintenance and operations of Forward Thrust Pools within municipal boundaries, including Northshore Pool
2001	PRSA Voters approve health and wellness center by 63%
2001 - Present	Northshore and St. Edwards State Park Pools operate year-to-year (contract with Northwest Center) including the provision of annual operating subsidies by partner jurisdictions.
2002	Sorenson Pool Closed by City of Woodinville (retrofitted for non-aquatic uses)
2003-2004	NPRSA Aquatic Study and Survey
2007 - 2008	NPRSA community feedback. recommended direction, emerging consensus
2011	1968 Forward Thrust Bond fully paid; Northshore Pool covenants expire, Ownership reverts back to property owner (currently Northshore School District)